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DK W BK 660 PG 339
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

7/08/11 1:02:14
DK W BK 660 PG 604
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

**Prepared by: Curtis B. Breland, USDA RHS, 3260 Hwy. 51 S, Hernando, MS 38632
662-429-8687**

Return to: John Ryan Mason, 317 Green T Road, Hernando, MS 38632

Document Title: Substituted Trustee's Deed

A **Grantee: John Ryan Mason, 317 Green T Road, Hernando, MS 38632 662-429-
9578 662-404-0299 N/A**

**Grantor: Thelma A. Glasco, 175 Broome Ridge, Ste. C, Batesville, MS 38606
662-226-4441 662-578-7008**

**Indexing instructions: Lot 390 Section E, Twin Lakes S/D in Sec. 6, T 2S, R 8W,
Desoto County, Ms per plat in PB 12, Pg 18-20, (5926 Jackson Cove, Horn Lake)**

7

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in **Desoto** County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTORS	DATE EXECUTED	TRUST DEED BOOK	PAGE
Peggy L. Owen, a single person	March 12, 1992	576	398

The indebtedness secured by the Deed of Trust dated **March 12, 1992** and executed by **Peggy L. Owen** was assumed by **Melissa Owen** by **Quitclaim Deed** dated **September 29, 2001** and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book **400** at Page **422** and with Assumption Agreement dated **October 16, 2001**.

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Substitute Trustee caused a due notice to be published in the **Desoto Times-Tribune**, a newspaper published in the City of **Hernando**, said County and State, and on **June 2, 2011**, posted alike notice on the bulletin board of the County Courthouse in **Hernando**, Mississippi, that certain lands herein after described would on **June 27, 2011**, be sold at public auction at the **East** front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Substitute Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues **June 2, June 9, June 16, and June 23, 2011**.

And said lands having been sold by said Substitute Trustee on **June 27, 2011**, within legal hours (being between the hours of 11:00 AM and 4:00 PM), in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and **John Ryan Mason**, having been the highest bidder therefore and having bid the sum of **Thirty-two thousand, two-hundred and no/100 Dollars (\$30,200.00)**, the said **John Ryan Mason** was duly declared the purchaser thereof.

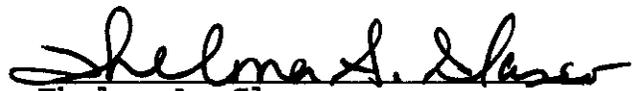
NOW, THEREFORE, in consideration of the sum so bid, I, **Thelma A. Glasco**, as Substitute Trustee, do hereby convey and sell to the said John Ryan Mason, the following described land situated in **Desoto** County, Mississippi, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

I, **Thelma A. Glasco**, Substitute Trustee, convey only such title as is vested in me as Substitute Trustee.

IN WITNESS WHEREOF, I have caused these presents to be signed the 27th day of June, 2011.



Thelma A. Glasco
Substitute Trustee
Duly authorized to act in the premises by instrument dated **January 6, 2011**, and recorded in Book **G-1**, Page **40**, of the records of the aforesaid County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
) SS:
COUNTY OF DESOTO)

DK W BK 660 PG 607

Personally appeared before me, Patricia A. Taylor, a notary public in and for the County and State aforesaid **Thelma A. Glasco**, Substitute Trustee, who acknowledged that he signed and delivered the foregoing Substitute Trustee's Deed on the day and year therein mentioned.

Given under my hand this 27th day of June, 2011.



My Commission Expires:

Patricia A. Taylor

NOTARY PUBLIC

May 01, 2012

Grantor: **Thelma A. Glasco**, Substitute Trustee for the United States of America; **175 Broome Ridge Road, Suite C; Batesville, Mississippi 38606**; telephone: **(662) 578-7008**.

Grantee: John Ryan Mason, 317 Green T Road, Hernando, MS 38632
662-429-9578 or 662-404-0299

Lot 390, Section E, Twin Lakes Subdivision, located in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, and more particularly described in ~~Plat Book 12, pages 12-20~~, in the office of the Chancery Clerk of DeSoto County, Mississippi.

~~Plat Book 12 pgs 12-20~~

Plat Book 12 pgs 18-20

AFFIDAVIT OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DESOTO)

DK W BK 660 PG 609

Thelma A. Glasco, being first duly sworn on oath, deposes and says that on **June 2, 2011**, as **Substitute Trustee**, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in **Hernando**, Mississippi; that further, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 11:00 AM on **June 27, 2011**, at the **East** front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by John Ryan Mason for the sum of \$30,200.00, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.


Thelma A. Glasco

Subscribed and sworn to before me this 27th day of June, 2011.




NOTARY PUBLIC

My Commission Expires:

May 01, 2012

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

NOTICE OF SALE

WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described located in Desoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTORS

Peggy L. Owen, a single person

DATE EXECUTED

March 12, 1992

TRUST DEED BOOK

576

PAGE

398

The indebtedness secured by the Deed of Trust dated March 12, 1992 and executed by Peggy L. Owen was assumed by Melissa Owen by Quitclaim Deed dated September 29, 2001 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 400 at Page 422 and with Assumption Agreement dated October 16, 2001.

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed(s) of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor.

THEREFORE, notice is hereby given that pursuant to the power of sale contained in said deed(s) of trust and in accordance with the statutes made and provided therefor, the said deed(s) of trust will be foreclosed and the property covered thereby and hereinafter described will be sold at public auction to the highest bidder for cash at the East front door of the County Courthouse in the city of Hernando, Mississippi, in the aforesaid County and will sell within legal hours (being between the hours of 11:00 AM and 4:00 PM) on June 27, 2011, to satisfy the in-

- Volume No. 116 on the 2 day of June, 2011
- Volume No. 116 on the 9 day of June, 2011
- Volume No. 116 on the 16 day of June, 2011
- Volume No. 116 on the 23 day of June, 2011
- Volume No. _____ on the _____ day of _____, 2011
- Volume No. _____ on the _____ day of _____, 2011

Diane Smith

Sworn to and subscribed before me, this 23 day of June, 2011

BY *Judy Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



- A. Single first insertion of 405 words @ .02 \$ 48.60
 - B. 3 subsequent insertions of 1215 words @ .02 \$ 121.50
 - C. Making proof of publication and deposing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 173.10

debtedness now due under and secured by said deed(s) of trust. I will convey only such title as is vested in me as Substitute Trustee. The premises to be sold are described as: Lot 390, Section E, Twin Lakes Subdivision, located in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, in the office of the Chancery Clerk of DeSoto County, Mississippi.
June 2, 2011
Date
/s/ Thelma A. Glasco
Substitute Trustee
Duly authorized to act in the premises by instrument dated
January 6, 2011, and recorded in Book G-1, Page 40, of the records of the aforesaid County and State.
June 2, 9, 16 & 23, 2011